



## Studio 402 2 Moorfields

, Liverpool, L2 2BT

£750

We are delighted to offer this modern furnished studio located in the heart of the business district and adjacent to Moorfields Station. Stylish communal entrance with , stairs and lift to upper floors, studio comprising of an open plan kitchen/living/sleeping area and stylish shower. Double glazed windows and electric heating. Electric and water included in the rent payment, tenants are responsible for their own The studios are furnished with a sofa, double bed, wardrobe, chest of drawers, bedside cabinet, table and 2 chairs.

Available from 21st August

Minimum 12 months

Council Tax Band A.

EPC Rating C

Rent £750 including electric, water & heating, excluding council tax

- 4th Floor Apartment
- Close to train station
- Furnished
- Water, electric & heating Included
- Located In The Business District
- EPC Rating C

### Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.



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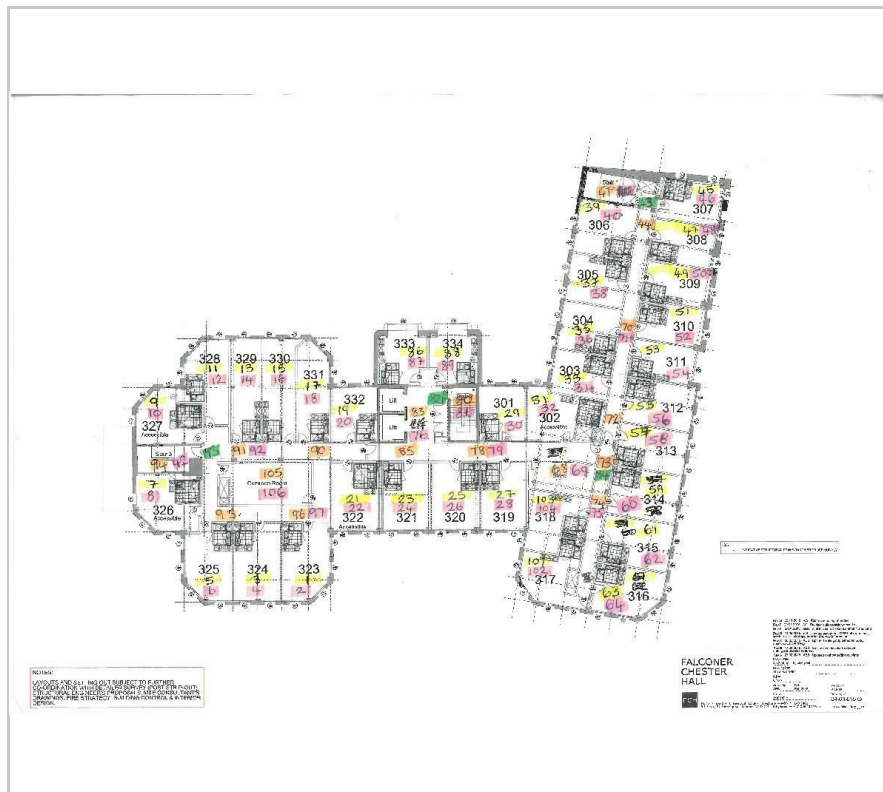
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## Floor Plan

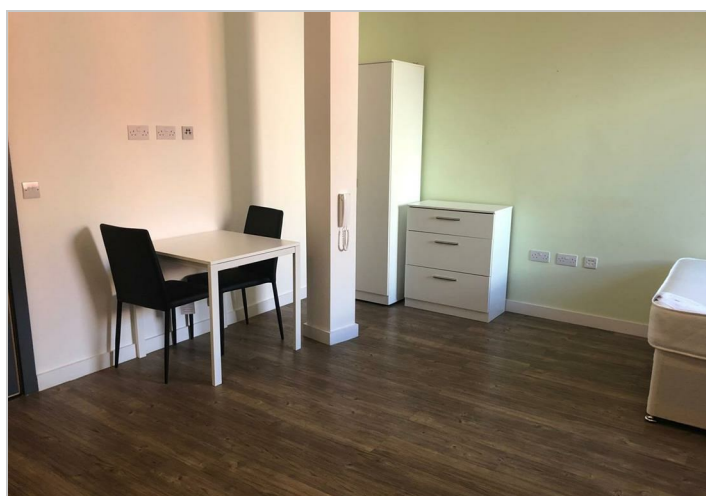
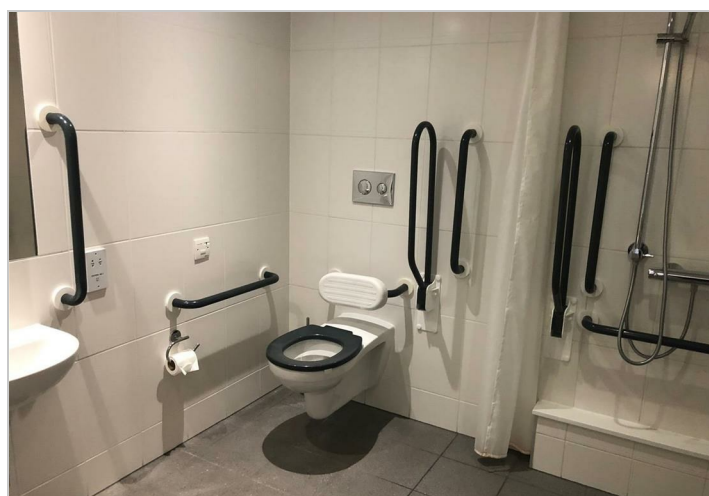


## Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	EU Directive



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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